

CERTIFICATE OF INSPECTION**VALID FOR ONE YEAR**

Address:	41 Tudor Avenue	Date:	August 11 th , 2015
Perm. Parcel No:	811-02-003	Use District:	R-2
Present Occupancy:	1 Dwelling Unit	Permitted Occupancy:	1 Dwelling Unit
Owners Name:	Meroz Investments, LLC	Maximum Occupancy:	5 persons
Agent:		Property:	Legal Conforming [X] Legal Non-Conforming [] Illegal []
Phone:			

Upon inspection, we find that said property is in need of repairs as follows:

NOTE: The water, gas and/or electrical services were off at the time of inspection. A re-inspection at a later date SHALL BE required to inspect these items.

REQUIRED MAINTENANCE ITEMS:

- 1) Remove all trash, rubbish, garbage or debris on property, especially shingles, rotted wood play structure, rotted wood horse shoe back stops, tires, rims, five gallon buckets, propane tank, bricks, blocks, tree debris, railroad ties, auto parts, etc. on property.
- 2) All siding must be present, in good condition and properly painted. Repaint the house or install new, vinyl siding throughout.
- 3) All wood trims, fascia, and soffits must be properly maintained and painted or covered with aluminum break-metal.
- 4) All porches must be properly maintained and painted. Make all necessary repairs to the front porch floor and ceiling accordingly. Stain/paint the porch assembly.
- 5) Fences must be plumb, structurally sound, free of deterioration, and painted. Repair fence accordingly.
- 6) Install address numbers on the premises. Numbers shall be 4-inch-high block numbers and shall be of a color contrasting to the substrate onto which they will be installed.

GARAGE:

- 1) Clean, repair or replace all gutters and downspouts as needed.
- 2) Exterior walls and trim materials must be painted and in good repair. Scrape and repaint the garage.

NOTICE: THIS IS A VISUAL INSPECTION. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR FAILURE TO REPORT VIOLATIONS THAT MAY EXIST AND MAKES NO GUARANTEE WHATSOEVER THAT FUTURE VIOLATIONS CANNOT, OR WILL NOT OCCUR.

NOTICE

Violations identified as **REQUIRED MAINTENANCE VIOLATIONS**, must be corrected and inspected no later than **SIX MONTHS from date of transfer (weather permitting)**. An escrow account shall be established with an amount of money equal to 150% of the value of the work required to correct **ALL** outstanding violations. **Corrections will be the responsibility of the individual named on the Escrow Hold Statement.**

**PERMITS ARE REQUIRED FOR HVAC,
PLUMBING, ELECTRICAL AND MAJOR
CARPENTRY.**

CITY OF BEDFORD BUILDING DEPARTMENT**Inspector:**

Richard Hickman

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EXTERIOR ITEMS:

- 1) Clean, repair or replace all gutters and downspouts as needed. Gutter and downspouts required on all roof areas. Direct all downspouts away from the building.
- 2) All windows must be intact, operable, glazing putty in good condition and painted. Replace all missing screens.
- 3) Completely remove and reconstruct the rear porch with new, weather-resistant materials. Provide handrails and guards.
- 4) Completely remove and reconstruct the front porch stair with new, weather-resistant materials. Provide handrails and guards.
- 5) All doors must open and close properly. Repair or replace the front and rear doors accordingly.
- 6) All exterior light fixtures must be properly maintained and operate normally. Porch espoused wiring method is not code compliant.
- 7) Repair the damage to the lawn using top soil if necessary and seed the area.
- 8) Replace the side exterior door and frame with a new door assembly.
- 9) Remove/repair or replace the side and rear storm doors.
- 10) Trim all trees, bushes and/or shrubbery on the property.
- 11) Cut and maintain the grass on a regular interval on this property.
- 12) Remove or replace the rotted landscape timbers on the side of the house next to the porch.

GENERAL GARAGE ITEMS:

- 1) Exterior walls must be free of cracks, holes, damaged or missing siding, damaged or missing trims. Remove and replace all rotted wood.
- 2) All electrical outlets in walls must be GFCI protected (except freezers).
- 3) Electrical wiring in walls must be in conduit or otherwise covered with a wood or drywall panel.
- 4) Replace broken conduit fitting (install code compliant fitting and conduit) at side of garage that appears to feed garage power or remove power feed.
- 5) Replace broken conduit fitting (install code compliant fittings and conduit) at back of garage that appears to feed shed power or remove power feed.
- 6) Electrical installation is not code compliant. Provide a proper service feeder to garage complete with grounding, disconnecting means, proper wiring methods, etc or remove all electric. A Bedford City registered electrical contractor shall obtain a permit, inspections and final approvals.
- 7) All circuits in the fuse box/load-center must be identified/labeled on the panel cover or next to breaker/fuses.
- 8) Structurally repair ceiling rafter collar ties cut to allow garage door opener track to occur.
- 9) Scrape and paint the door, window and/or roof trims on this garage.
- 10) Replace broken glazing in storm door on garage.
- 11) Make all necessary repairs to the garage window(s) and related frames and trims.

GENERAL SHED ITEMS:

- 1) Exterior walls must be free of cracks, holes, damaged or missing siding, damaged or missing trims. Remove and replace all rotted wood. Structurally repair and correct bearing conditions.

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GENERAL SHED ITEMS (Cont):

- 2) Electrical installation is not code compliant. Provide a proper service feeder to shed complete with grounding, disconnecting means, etc. or remove all electric. A Bedford City registered electrical contractor shall obtain a permit, inspections and final approvals.
- 3) All taps and splices must be enclosed in work box with correct cover.
- 4) All electrical outlets in walls must be GFCI protected.

GENERAL SHED ITEMS (Cont):

- 1) Electrical wiring in walls must be in conduit or otherwise covered with a wood or drywall panel.
- 2) Replace broken conduit fitting (install code compliant fitting and conduit) at side of garage that appears to feed garage power or remove power feed.
- 3) Scrape and paint the door and/or roof trims on this shed.
- 4) Replace broken glazing in storm door on garage.
- 5) Make all necessary repairs to the shed doors and related frames and trims.

PARKING LOTS, DRIVEWAYS, SIDEWALKS, AND STAIRS:

- 1) Replace the entire drive apron of the driveway apron. Aprons must be replaced with reinforced concrete in the minimum thickness of 6-inches for residential property and 8-inches for commercial property. Asphalt aprons shall not be approved. NOTE: If the curb is broken or missing, either in whole or in part, in the apron area, then the curb will have to be replaced or repaired along with the apron work. New curb sections must be excavated to a depth of 18-inches and must be dowelled in to adjacent curb sections. Call the Building Department for more direction on this work.
- 2) Remove the large rock placed on the public sidewalk.
- 3) Level (1) square of front service sidewalk.
- 4) Remove and replace the broken or deteriorated asphalt drive as directed. Applying a seal coat prior to repairs does not solve the areas requiring repair.

NOTE: Reinforced concrete may be installed with either 6 X 6 #10 welded wire fabric or with fiber mesh.

NOTE: Asphalt paving shall be installed in two layers of a minimum thickness of 2 ½ -inches and 1-inch respectively.

GENERAL ELECTRICAL ITEMS:

- 1) Electrical installation is not code compliant. A Bedford City registered electrical contractor shall obtain a permit, inspections and final approvals.
- 2) Replace floor receptacle in kitchen with listed floor receptacle or move to wall location and install grounded receptacle.
- 3) Knob and Tube wiring must be in its original condition. Knob and Tube wiring that has been tampered with must be removed and upgraded to non-metallic sheathed cable (Romex).
- 4) Replace broken conduit fitting at back of house that appears to feed garage power or remove power feed.
- 5) Replace electrical fused disconnect and receptacle for electric dryer at first floor laundry area.
- 6) Any holes in the panel from missing breaker knock-outs, etc. must be plugged with correct appliance.

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GENERAL ELECTRICAL ITEMS (Cont):

- 7) Breaker and fuses must be the correct size for the gauge of the wiring on each circuit. Fuses cannot be larger than 20amp (#12wire); 15amp (#14 wire) – All knob/tube systems (15amp).
- 8) All circuits in the main fuse box/load-center must be identified/labeled on the panel cover or next to breaker/fuses.
- 9) All unused or defective electrical fixtures or equipment must be completely removed throughout.
- 10) All taps and splices must be enclosed in work box with correct cover.
- 11) All lights, outlets and switches must operate properly. Electrical devices may not be painted.
- 12) Exposed wiring must be properly secured. Wiring in open stud walls is not permitted.
- 13) All receptacles in unfinished basements must be GFCI protected, except sump, laundry, freezer, furnace (they are to be grounded only).

GENERAL PLUMBING ITEMS:

- 1) Braided water line is not approved for penetration through the floor to provide water to the kitchen above. Install code compliant piping.
- 2) Hot water tanks must be equipped with a listed ¼-turn gas shut-off valve and dirt leg on gas line. Replace the gas valve at the hot water tank. Install a dirt leg on the gas piping to the hot water tank. Properly support gas line to hot water heater.
- 3) Install burner cover on hot water heater.
- 4) Replace gate/globe valves with a listed ¼-turn gas shut-off valve. Typical in several locations.
- 5) Gas dryer must be equipped with a listed ¼-turn gas shut-off valve at first floor laundry area.
- 6) Hot water tanks must be equipped with correct size and gauge exhaust flue piping sealed tightly @ chimney. Properly install draft hood and slope flu pipe to chimney.
- 7) Add a vacuum breaker (backflow preventer) at all faucets with threaded hose connections such as laundry tub and hose bibs, but not at washing machine faucets.

GENERAL HVAC ITEMS:

- 1) Furnace must be clean and in serviceable condition and generally free of rust and corrosion. Have the furnace cleaned and serviced by a qualified technician. Or Replace the furnace with a new appliance.
- 2) Replace the obsolete gas valve at the furnace with the correct ¼-turn gas shut-off valve.
- 3) Insure that the flue piping from the furnace and hot water tank is sealed tightly @ chimney. Flu piping must be secured by using sheet metal screws or rivets.

BASEMENT ITEMS:

- 1) Clean and disinfect the basement.
- 2) Install a guard on the basement stairs open side.
- 3) A smoke detector is required: Battery type for finished ceiling, or 110 v. type for open joist ceiling.
- 4) The basement floor must be concrete, in good general condition and free of hazards/serious cracks. Repair or replace the basement floor as needed. Repair/replace damaged tile areas or remove all tiles.
- 5) Tuck-point the mortar joints in the basement walls as needed. Repair all wall cracks.

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BASEMENT ITEMS (Cont):

- 6) Walls must be free of moisture, mold, mildew, etc. Find causes of moisture and correct. Disinfect the basement as needed.
- 7) Scrape and paint the basement walls with block-filler paint.
- 8) Repair or replace the basement window glass block assemblies with broken glass block.

KITCHEN ITEMS:

- 1) Flooring must be sanitary. Clean the kitchen flooring or install new floor tile in the kitchen.
- 2) GFCI-protected electrical outlets must be present on both sides of the sink.
- 3) All plumbing fixtures must be in good working condition and free of leaks. Find cause of leaks in the (water) (drain) piping and correct. Properly install kitchen sink with faucet and code compliant drainage piping.
- 4) Install an air admittance valve under kitchen sink.
- 5) Walls and ceiling surfaces must be free of cracks and properly painted. Patch and paint as needed.
- 6) Clean, repair and disinfect the kitchen cabinets.
- 7) Install new kitchen counter top(s).
- 8) Install a new listed 1/4-turn gas shut-off valve on the stove supply line.
- 9) Add GFCI protection to all kitchen countertop outlets.

BATH ITEMS: First Floor

- 1) Flooring must be smooth and water-tight.
- 2) Showers and tubs must have water repellant walls. Seal all gaps between tub/floor and tub/wall.
- 3) Repair the tub surround to make it sanitary and water tight.
- 4) All plumbing fixtures must be in good working order and free of leaks and defects. Repair the leaking water piping/faucets. Repair the leaking drain lines. Install bathroom sink/faucet and associated drain and water supply piping.
- 5) Wall and ceiling surfaces must be free of cracks and properly painted. Patch and repaint the bathroom walls/ceilings.
- 6) Properly install the tub drain assembly.
- 7) Caulk base of toilet leaving 1/2" in rear without caulk and install toilet bolt covers.

INTERIOR ITEMS:

- 1) Patch all major plus minor cracks and holes in interior walls and ceilings and repaint as needed.
- 2) Clean and disinfect the entire house, including the basement.
- 3) Remove the soiled carpeting and disinfect the floor surfaces.
- 4) Exterminate the structure for insects and/or rodents.
- 5) Repair all windows to insure that glass is intact; that windows open and close properly; that windows lock securely; that glazing putty and weather stripping is present in good condition and is effective; and that every window is equipped with a screen.
- 6) Repair and/or secure and replace missing handrail to the second floor stairs. Handrail height to be 34"-38" above tread nose.
- 7) Install a new smoke detector on the first and second floor level(s).
- 8) Bedrooms must be equipped with a minimum of one switched light fixture and two receptacles. Add an outlet in each bedroom.

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INTERIOR ITEMS (Cont):

- 9) Repair and/or replace all missing or damaged interior doors, door frames, baseboard or any other wood moldings in the house. Paint or stain to match existing woodwork.
- 10) Install smoke detectors in each bedroom.

***GRASS/WEEDS MUST BE MAINTAINED ON A REGULAR
INTERVAL ON THIS PROPERTY***

NOTE: PLEASE BE ADVISED THAT AS THE OWNER OR AGENT OF THE REFERENCED PROPERTY, YOU ARE RESPONSIBLE FOR CUTTING THE GRASS/WEEDS, MAINTAINING SHRUBBERY, TREES, AND OTHER LANDSCAPING FEATURES IN BOTH FRONT AND REAR YARDS: *Ordinance 1305.16(d)(2)(N): The cost to the owner for the cutting, trimming or removal of trees, plants, hedges, shrubbery, grass or weeds or the necessary cleanup of leaves, trash, discarded household items, obsolete swimming or wading pools or similar obstacles to the proper maintenance of the landscaping shall be at the rate of ONE HUNDRED DOLLARS (\$100.00) per hour with a MINIMUM CHARGE OF TWO HOURS (2) for any such work.*

THE CITY **REQUIRES** VERIFICATION THAT ALL ASSESSMENTS FROM THE CITY OF BEDFORD FINANCE DEPARTMENT (440-735-6504) HAVE BEEN ACKNOWLEDGED AND WILL BE **PAID**. VERIFICATION MAY BE ACCOMPLISHED BY SHOWING THAT THE SPECIAL ASSESSMENT AMOUNT DUE IS BEING HELD IN AN ESCROW ACCOUNT. **THIS IS REQUIRED PRIOR TO ISSUANCE OF THE C/O FOR TITLE TRANSFER**

This dwelling unit has been measured and determined to be approved for a maximum of FIVE (5) occupants (total of both adults and children)